(1)

Davidson County DEEDWARR
Recvd: 06/22/07 14:40 2 pgs
Fees:13.00 Taxes:573.13

20070622-0074983

WARRANTY DEED

ET-07-0355

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,900.00

Coreen Newcomb
Affiant

Subscribed and sworn to before me, this 20th DAY OF June, 2007.

Carol L. McArthur
Notary Public

MY COMMISSION EXPIRES: July 20, 2008
(AFFIX SEAL)

CAROL L. McARTHUR NOTARY PUBLIC LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maricela Alejandra Fonseca	SOUTHEAST FINANCIAL FEDERAL CREDIT UNION	
4712 Cascade Drive (ADDRESS)	(NAME) 444 James Robertson Parkway (ADDRESS)	65-13-50
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JEFFREY SCOTT BARNETT, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARICELA ALEJANDRA HERNANDEZ ARRIAGA FONSECA AND MARTIN FONSECA ASCENSIO, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 264, SHERWOOD FOREST, SECTION FOUR, as shown on plat of record in Plat Book 4460, Pages 182 and 183, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jeffrey Scott Barnett, unmarried by Warranty Deed from Clarence E. Burnette and Ernestine E. Burnette, recorded on the 2nd day of June 1992, in Book 8641, Page 143 , in the Register's Office of Davidson County, Tennessee.

Claire Barnett, spouse of Jeffrey Scott Barnett, joins in this conveyance to relinquish any rights she may have in and to said property, marital or otherwise.

Subject to any and all existing restrictions and easements of record if any; including those listed in Plat Book 4460, page 182; Book 4704, page 448; Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 4712 Cascade Drive, Old Hickory, Tennessee 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 20th day of June, 2007.

Jeffrey Scott Barnett

Claire Barnett

STATE OF Tennessee
COUNTY OF Wilson

On this the 20th day of June, 2007, before me personally appeared Jeffrey Scott Barnett and wife, Claire Barnett to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th day of June, 2007.

Beverly J. Heatherly

Notary Public

My Commission Expires: 09-16-07

(SEAL)

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520